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PREPARED BY AND RETURN TO:  
MYERS LAW GROUP, PLLC.  
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HERNANDO, MS 38632  
(662) 429-1994

2/27/09 1:29:14  
BK 603 PG 551  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

SS  
SS  
①

**WARRANTY DEED**

STEVEN BROADWAY, ET UX,  
GRANTORS

TO:

RICKY BROADWAY,  
GRANTEE,

For and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, cash in hand paid, and other good and legal sufficient and valuable consideration, the receipt of which is hereby acknowledged, Steven Broadway and wife, Leighann Broadway, the undersigned Grantors do hereby convey and quitclaim unto the above Grantee, Ricky Broadway, the following described real estate, located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

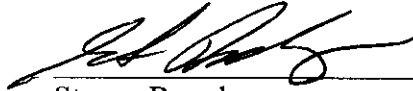
3.00 acres, more or less, located in the Southeast Quarter of Section 12, Township 2 South, Range 6 West, DeSoto County, Mississippi, being part of that certain land conveyed to Mary Broadway of record in Book 187, at Page 767, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and being more particularly described as follows:

Commencing at a found 5/8 inch rebar marking the Southwest corner of Sandridge Acres Subdivision as shown on Plat Book 18, at Page 5, said rebar being on the North line of Old Highway 78 and being the true Point of Beginning; thence North 68 degrees 12 minutes 16 seconds West along the North line of said highway 164.69 feet to a set 3/4 inch iron pin; thence North 01 degrees 14 minutes 00 seconds East 222.10 feet to a set 3/4 inch iron pin; thence North 68 degrees 12 minutes 16 seconds West 100.0 feet to a set 3/4 inch pin; thence North 01 degrees 14 minutes 00 seconds East 344.48 feet to a set 3/4 inch iron pin; thence South 87 degrees 54 minutes 45 seconds East 247.86 feet to a set 3/4 inch iron pin; thence South 01 Degrees 14 minutes 00 seconds West 655.84 feet to the Point of Beginning and containing 3.00 acres, more or less.

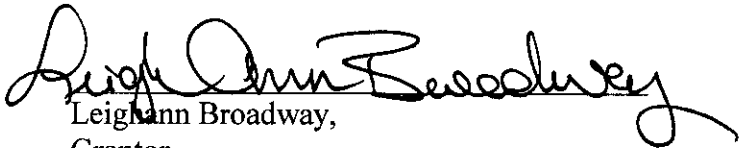
The warranty in this Deed is to subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi; limitations, building restrictions and restrictive covenants set forth with the recorded plat of said subdivision as well as any amendments thereto.

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AS NONE WAS REQUESTED.**

WITNESS OUR SIGNATURES, this the <sup>27<sup>th</sup></sup> day of February, 2009.



Steven Broadway,  
Grantor

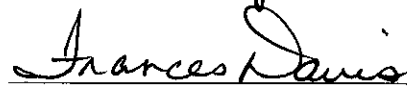


Leighann Broadway,  
Grantor

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named, Steven Broadway who acknowledged that he executed the above and foregoing instrument on the day and year therein mentioned after being duly authorized so to do.

Given under my hand and seal this 27<sup>th</sup> day of February, 2009.



Notary Public

My Commission Expires:

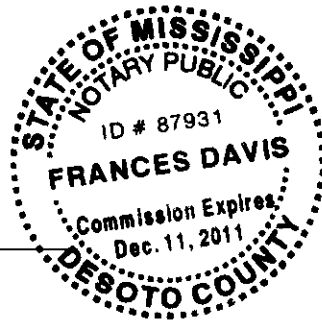
Dec. 11, 2011



STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named, Leighann Broadway who acknowledged that she executed the above and foregoing instrument on the day and year therein mentioned after being duly authorized so to do.

Given under my hand and seal this 27<sup>th</sup> day of February, 2009.



Frances Davis  
Notary Public

My Commission Expires:

Dec. 11, 2011

GRANTORS:

11900 Highway 178  
Olive Branch, MS 38654  
(662) 890-6418 Home  
(901) 488-4780 Work

GRANTEE:

912 Ross Road  
Olive Branch, MS 38654  
(901) 487-4523 Home  
(901) 487-4523 Work